BOOK 6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER 10310 PG 280

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Ronald R. Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 96

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC.,, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald R. Hardy (NAME)	Community Mortgage Corporation (NAME)	MAP 64-9
312 Brandiwood Court (ADDRESS)	142 Timber Creek Drive (ADDRESS)	PARCEL 236
Old Hockory, TN 37138 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher D. Young and wife, Christa H. Young and Richard C. Huffman and wife, Vicki C. Huffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald R. Hardy and wife, Beverly K. Hardy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 76, on the plan of Southfork, Section One, of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher D. Young and wife, Christa H. Young, and Richard C. Huffman and wife, Vicki C. Huffman by deed from Jeffrey N. Callis and wife, Patti Ann Callis, of record in Book 9431, Page 276, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6596, Page 797, Register's Office for said County.

Power of Attorney of Record in book 10310, Page 277, said Registers Office.
Power of Attorney of Record in book 10310, Page 279, said Registers Office.

unimproved ( )
This is improved (X) property known as 312 Brandiwood Court, Old Hockory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of December 19 96

Christopher D. Young
Christopher D. Young
by Vicki C. Huffman atty-in-fact

Richard C. Huffman
Richard C. Huffman
by Vicki C. Huffman atty-in-fact
Vicki C. Huffman

Christa H. Young
Christa H. Young
by Vicki C. Huffman atty-in-fact

STATE OF TENNESSEE
COUNTY OF

BK/ 10310 PG 281

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Vicki C. Huffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Christopher D. Young and wife, Christa H. Young AND RICHARD C. HUFFMAN as their Attorney in Fact as the free act and deed of the within named Christopher D. Young and wife, Christa H. Young. AND RICHARD C. HUFFMAN Witness my hand and official seal at Hendersonville, Tennessee the 30th day of December 1996.

My Commission Expires: 1/20/99

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki C. Huffman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

02613 79
IDENTIFICATION REFERENCE

97 JAN -3 PM 1:32
ELVIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ACKNOWLEDGEMENT CONTINUATION

Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of December 1996 .

My Commission Expires: 1/20/99

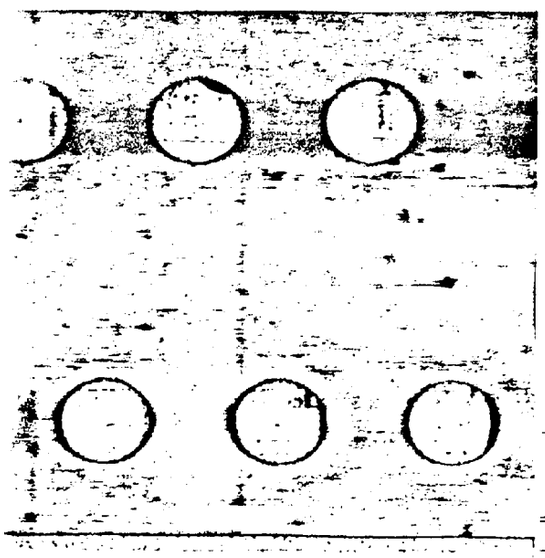
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

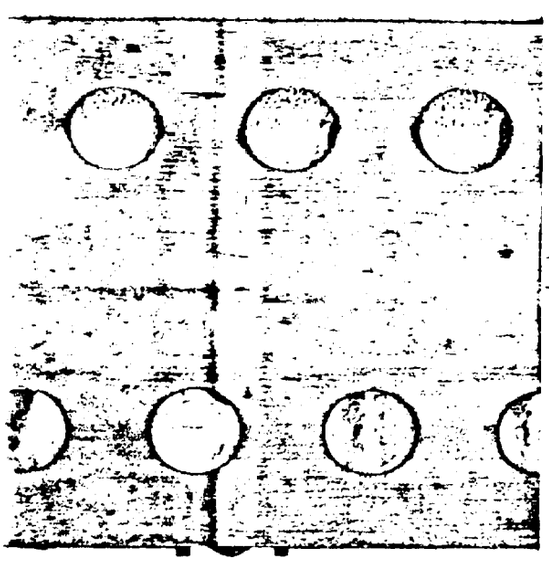
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard C. Huffman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of December 1996 .

My Commission Expires: 1/20/99

185B 01/03 0101 03CHECK 449.60





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 283

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				118000.00
			CON TX	436.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	449.60
			CHECK	449.60
01/03/97	01	13:34	0001	1858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261379 IDENTIFICATION REFERENCE

97 JAN -3 PM 3:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1104403